

LAND BANKS

General Research

Land Banks and Land Banking, 2nd Edition

By: Frank S. Alexander

2015

<http://www.communityprogress.net/filebin/LandBanksLandBankingVer2DigitalFinal.pdf>

This publication is the second edition of Frank S. Alexander's *Land Banks and Land Banking*, which was the most comprehensive publication on land banking when it was first published in 2011. This updated publication provides information on the historical evolution of land banking, as well as legislative insights and practical tools to help practitioners create a sustainable, productive land bank.

"In 13 States, Land Banks Stabilizing Weakened Municipalities"

By: Peter Slavin, *UrbanLand*

2015

<http://urbanland.uli.org/economy-markets-trends/13-states-land-banks-stabilizing-weakened-municipalities/>

This article provides an easy-to-consume overview of land banks and their evolution in the United States.

"Take It to the Bank: How Land Banks are Strengthening America's Neighborhoods"

By: Payton Heins and Tarik Abdelazim

2014

[http://www.communityprogress.net/filebin/Center for Community Progress - Take it to the Bank - 2014 - Updated Online Version.pdf](http://www.communityprogress.net/filebin/Center%20for%20Community%20Progress%20-%20Take%20it%20to%20the%20Bank%20-%202014%20-%20Updated%20Online%20Version.pdf)

This publication from the Center for Community Progress offers a historical overview of the three 'generations' of land bank legislation, and provides a scan of land banks across the United States. The piece then provides further information on seven land banks to give readers specific information on land bank design and operations.

"Georgia Land Bank Resource Manual"

By: Frank S. Alexander and Sara J. Toering

2013

http://www.communityprogress.net/filebin/pdf/new_resrcs/GA-LandBank-ResourceManual.pdf

This manual was written for practitioners in Georgia following the passage of the 2012 Georgia Land Bank Act to aid the creation of new land banks and the improvement of existing land banks. Although specific to the legislative landscape of Georgia, this publication may offer guidance that can be applied in other states.

"Land Banking as a Tool for the Economic Redevelopment of Older Cities"

By: Diana A. Silva

2010-2011

http://www.mankogold.com/media/publication/390_3_Drexel_L_Rev_607_Silva.pdf

This paper examines how land banking can be used to revitalize older industrial cities in the Northeast and Midwest United States.

"Revitalizing Foreclosed Properties with Land Banks"

U.S. Department of Housing and Urban Development

2010

<http://www.huduser.org/portal/publications/landbanks.pdf>

This article from the U.S. Department of Housing and Urban Development is a primer on land banks and provides information for policymakers seeking to create well-functioning land banks. This piece also details the enabling legislation and successes of three land banks: the Genesee County Land Bank Authority, the Baltimore City land Bank, and the Fulton County/City of Atlanta Land Bank Authority.

“Land Banking as Metropolitan Policy”

By: Frank S. Alexander

2008

http://www.smartgrowthamerica.org/documents/brookings_land_banking.pdf

This paper from the Metropolitan Policy Project at the Brookings Institute provides an argument in favor of local land banks, outlines weaknesses in federal policy on land banks, and proposes a new federal approach to foster the use of land banking.

“Land Bank Authorities: A Guide for the Creation and Operation of Local Land Banks”

By: Frank S. Alexander

2005

http://www.communityprogress.net/filebin/pdf/new_resrcs/alexander_land_bank_lisc.pdf

This publication from the Loan Initiatives Support Corporation (LISC) is a resource that examines the legal structure of land banks in St. Louis, Cleveland, Atlanta, and Genesee County, Michigan, and provides recommendations on the legislation necessary to create well-functioning land banks.

“State Policy Toolkit: State Land Bank Enabling Legislation”

http://www.smartgrowthamerica.org/documents/sga_statepolicy_toolkit.pdf

This practitioner resource from Smart Growth America highlights model states and provides practical advice on gathering data and drafting language to strengthen the case for land bank creation.

Additional Resources from the Center for Community Progress

<http://www.communityprogress.net/land-bank-headquarters-pages-446.php>

In addition to many of the papers listed above, the Center for Community Progress has additional land bank resources, including frequently asked questions about land banks, and a national map of land banks.

Experts on Land Banking

Frank S. Alexander is the Sam Nunn Professor of Law at Emory, and appears to be the foremost academic authority on land banking. Alexander co-founded the Center for Community Progress.

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Dan Kildee founded the Genesee County Land Bank in Flint, MI when serving as the Genesee County Treasurer. He then acted as the chairman of the Land Bank, and co-founded the Center for Community Progress. Kildee currently serves as the U.S. Representative from Michigan’s 5th District.

Geoffrey Anderson is the President and CEO of Smart Growth America, and serves on the Board of Directors for the Center for Community Progress.

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Tom Fitzpatrick is the Assistant Vice President for Credit Risk Management at the Federal Reserve Bank of Cleveland, and serves on the Board of Directors for the Cuyahoga Land Bank.

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Gus Frangos is the President and General Counsel of the Cuyahoga County Land Reutilization Corporation in Ohio. Frangos was the principal drafter of Ohio's House Bill 294 and S.B. 353, which established count land banks in Ohio and expedited the administrative tax foreclosure policy.

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Christopher Norman is the Executive Director of the Fulton County/City of Atlanta Land Bank Authority, and is the President of the Atlanta Land Trust Collaborative Board of Directors.

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Katelyn Wright is the founding Executive Director of the Greater Syracuse Land Bank.

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Successful City Implementation

Genesee County Land Bank | Flint, MI

<http://www.thelandbank.org/default.asp>

The Genesee County Land Bank was founded in 2004, following the 1999 passage of a new, streamlined foreclosure process by the Michigan State Legislature and the 2003 passage of the Land Bank Fast Track Act (Public Act 258). These pieces of legislation respectively streamlined the foreclosure process to allow for an acquisition time of less than three years, and created the Michigan State Land Bank Fast Track Authority and a number of land banks throughout Michigan. Michigan is widely cited as having the broadest and strongest land bank statute in the country, and serves as a model for other states. A unique component of the Genesee Land Bank is an agreement it holds with Genesee County whereby the land bank automatically assumes title to any tax-foreclosed property not sold at auction. This agreement results in the Genesee Land Bank holding a very large number of properties, and operating at a scope that may exceed the capabilities of other land banks. The land bank is funded in large part by federal and local grants and property sales, although the state also has an established funding agreement that guarantees a portion of reclaimed tax revenue to the bank. The Genesee County Land Bank is also noted for its strong community engagement, including its Citizen's Advisory Council (CAC).

Cuyahoga County Land Reutilization Corporation | Cleveland, OH

<http://cuyahogalandbank.org/>

The Cuyahoga County Land Reutilization Corporation (also known as the Cuyahoga Land Bank) was founded in 2009 by a group of local government representatives, nonprofit leaders, and academic leaders. The land bank is a separate nonprofit, government-purposed entity that is empowered to acquire vacant and abandoned foreclosed properties from a variety of sources, including banks, Fannie Mae, federal or state agencies, as well as donations and properties lost to tax foreclosure. The Cuyahoga Land Bank collaborates with other land banks in the area (including the land bank of the City of Cleveland) to determine the appropriate use for acquired land, and cites these partnerships as central to the success of the land bank.

Greater Syracuse Land Bank | Syracuse, NY

<http://syracuselandbank.org/>

The Greater Syracuse Land Bank was established in 2012 through a partnership between the City of Syracuse and the Onondaga County government. The land bank is governed by a

board of directors appointed by the City of Syracuse and Onondaga County. When developing the land bank, city leadership created a funding agreement whereby a portion of 'new' tax revenue from the enforcement of delinquent taxes was guaranteed to help the land bank with the management and renovation of acquired properties. Thus, a "5/50" tax recapture provision was included in New York's 2011 Land Bank Act, which allows lands banks to receive half of the annual taxes on any property the land bank sells, for up to five years after the sale. This technique, first used in Michigan, is cited as an essential component of ensuring the sustainability of land banks.

Fulton County/City of Atlanta Land Bank Authority | Atlanta, GA

<http://fccalandbank.org/>

Founded in 1991, the Fulton City/City of Atlanta Land Bank Authority was one of the first land banks in the country, and periodic legislative updates have allowed the bank to respond to changes in the housing market. In 2008, the City of Atlanta created the Land Bank Depository Agreement, which allows nonprofits to bank properties tax-free for up to three years, which gives the nonprofit time to establish a development plan for the property. Additionally, the land bank's statute was updated in 2012, which introduced a new tax capture financing mechanism and expanding the land bank's leadership structure. The Fulton City/City of Atlanta Bank Authority was also a leader in convening land banks across Georgia to form the Georgia Association of Land Bank Authorities, which facilitates communication and strategy coordination between land banks in Georgia.

Critiques of Land Banking

Much of the criticism leveled at land banks centers on a lack of strategy for land use and/or general wariness about the amount of power held by land banks. The articles below provide anecdotal evidence indicating that for a land bank to successfully achieve the goal of community stabilization, it must be strategic and inclusive of community interests.

"Property Control: Neighborhood groups wary of land-bank bill"

By: Alex Zimmerman, *Pittsburgh City Paper*

2014

<http://www.pghcitypaper.com/pittsburgh/property-control-neighborhood-groups-wary-of-land-bank-bill/Content?oid=1727488>

This article highlights community concerns about a land bank bill in Pittsburgh, PA. In this instance, community development organizations criticized the process by which the land bank was being created, which did not allow for much public debate and discussion. Community groups were also concerned about creating an insulated institution that may cater to developer interests, rather than community interests.

"A Strategy, or Lack Thereof, for Land Banking in St. Louis"

By: Alex Ihnen, *NextCity*

<http://nextcity.org/daily/entry/a-strategy-or-lack-thereof-for-land-banking-in-st.-louis>

This piece criticizes the St. Louis Land Reutilization Authority for operating without a systematic development strategy, particularly in its sale of land parcels to private developers and in the length of time it holds properties.

National Map of Land Banks



Source: Center for Community Progress

